City of Santa Barbara
Airport Department

DATE: May 16, 2012

TO: Airport Commission

FROM: Karen Ramsdell, Airport Director

SUBJECT: Lease Agreement – Beth Harake, dba Santa Barbara Staging

RECOMMENDATION:

That Commission approve and authorize:
- A. An exemption to the storage rate of $.68, established by Airport Commission in June 2011, to permit a space, which has been vacant for more than a year, to be leased at the rate of $.649; and

- B. Authorize the Airport Director to execute a month-to-month Lease Agreement with Beth Harake, a Sole Proprietor, dba Santa Barbara Staging, for 1,560 square feet of storage in Building 251, at 400-A Robert Marxmiller Place, at the Santa Barbara Airport effective June 1, 2012, for a monthly rental of $1,000, exclusive of utilities.

DISCUSSION:

The subject Premises are located south of Hollister Avenue in an Airport Facilities (AF) zone.

Ms. Harake's business, Santa Barbara Staging, has been serving the area providing staging of properties for sale or lease since 2007.   As Santa Barbara Staging has grown, so has the need for additional storage space for furniture, interior accessories, and equipment. Ms. Harake wishes to lease 1,560 square feet of storage in Building 251. The use conforms to existing zoning.

Ms. Harake's use of the space will require additional expenditures on her part to insure that no damage is done to her inventory from pests or water. Since the space is being offered on an "as is" basis, Ms. Harake has offered the Airport a monthly rental of $1,000 ($.649 psf) exclusive of utilities, which is $61 per month below the minimum rate ($.68) set by Airport Commission in June 2011.   Based on the reduced demand for larger storage spaces and the fact that Suite A has been vacant for more than a year, staff is requesting an exemption to the storage rate in the interest of leasing the space.

The proposed Lease Agreement has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map